

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
WEDNESDAY, APRIL 22, 2015
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES:

Approval of the April 14, 2015 special meeting minutes.

3. REQUEST 15-HDC-06 FROM TIM BRUEN, CONTRACTOR FOR STEVE AND RENEE CASS, 212 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for a front porch addition located at the property commonly known as **212 West Eight Street**, Traverse City, Michigan. (Central Neighborhood Historic District).

4. REQUEST 15-HDC-0R FROM FRED ANDERSON, 410 WADSWORTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the construction of a new detached garage (22' x 20') located at the property mentioned. (Central Neighborhood Historic District)

5. OTHER BUSSINESS

6. ADJOURNMENT

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
TUESDAY, APRIL 14, 2015
1:30 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Zacks, Vice-Chairperson Tobin and
Chairperson Callahan.
ABSENT: Commissioners Crane and Mansuy.
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 1:30 p.m.

2. APPROVAL OF MINUTES:

Approval of the February 26, 2015 regular meeting minutes.

Motion by Commissioner Andres, seconded by Commissioner Zacks to approve the February 14, 2015 regular meeting minutes as presented. Upon vote the motion carried 4-0.

3. REQUEST 15-HDC-05 FROM NICK PINTO, CONTRACTOR FOR JOHN AND KAREN WILHELM, 434 SEVENTH STREET, TRAVERSE CITY, MICHIGAN, for:

Approval of plans for 8' x 8' mudroom addition and front porch remodel to the home located at the property mentioned. (Central Neighborhood Historic District).

Nick Pinto presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Vice-Chairperson Tobin to approve the drawings as presented provided an additional porch column is added under the right side of the gable roof and the mudroom window is longer. Upon vote the motion carried 4-0. Vice-Chairperson will serve as the project liaison.

4. OTHER BUSSINESS

None.

5. ADJOURNMENT

The meeting was adjourned at 2:00 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 4-2-15

Property Address: 212 W 8th

Local Historic District: CENTRAL

Existing Zoning Classification: R-1b

Architectural / Design Firm: TIM BRYEN / CONTRACTOR

Address: 2720 SMILE ROAD T.C.

Description of Plans: REMOVE EX. FRONT PORCH

CONSTRUCT NEW FRONT PORCH

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: STEVE & RENEE CASS Phone: 810-953-1750 Fax: _____

Address: 212 W 8th

Signature of Owner: _____

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: [Signature]

New Covered Porch for
Steve & Renee Cass
212 W. 8th Street, Traverse City, Michigan



LOCATION MAP
NO SCALE

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE 2009 MICHIGAN RESIDENTIAL CODE, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.

DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE OWNER IMMEDIATELY FOR DIRECTION.

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UP-TO-DATE CONSTRUCTION DOCUMENTS AT THE SITE, INCLUDING ADDENDUMS ISSUED DURING CONSTRUCTION BY THE ARCHITECT AND/OR OWNER.

WHERE JOISTS HANG FROM BEAMS, WALLS OR OTHER SUPPORTS, ONLY USE JOIST HANGERS, UNLESS NOTED OTHERWISE.

ALL ENGINEERED WOOD FLOOR SYSTEMS TO BE INSTALLED AND BRACED PER MANUFACTURER STANDARD RECOMMENDATIONS.

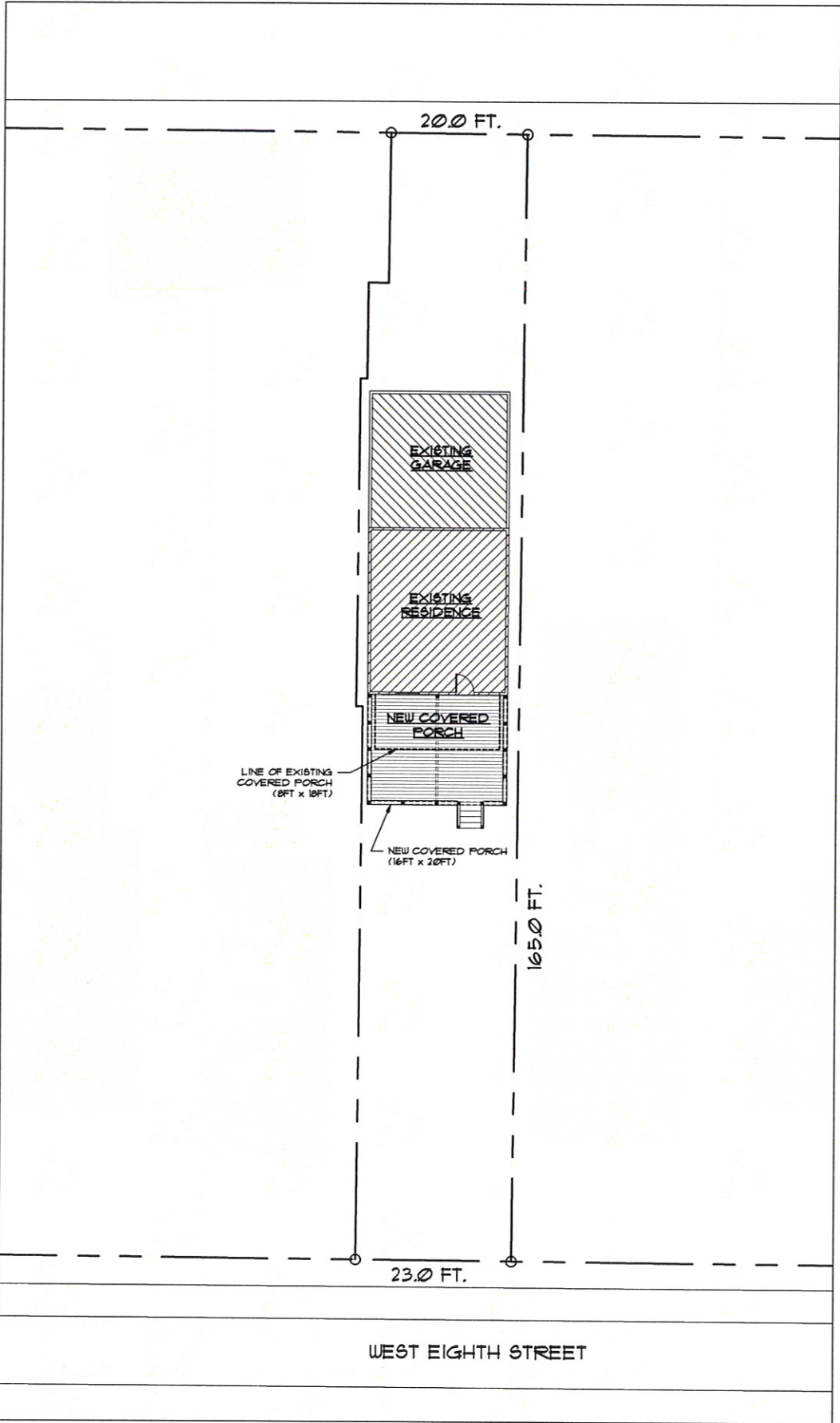
ALL MICRO-LAM & PARALLAM BEAMS ARE BY "TRUSS JOIST MACMILLAN" AND ARE TO BE JOINED TOGETHER PER MANUFACTURER SPECIFICATIONS.

ALL WINDOW SIZES INDICATED ON DRAWINGS ARE APPROXIMATE. WINDOW MANUFACTURER IS TO VERIFY ALL SIZES AND SHAPES TO MATCH DESIGN AND PROVIDE CONTRACTOR WITH DIMENSIONAL INFORMATION FOR EXACT ROUGH OPENING SIZES. VERIFY WINDOW PACKAGE WITH OWNER PRIOR TO PLACING ORDER.

CONTRACTOR AND WINDOW SUPPLIER TO PROVIDE TYPED GLAZING IN LOCATIONS REQUIRED BY THE 2009 MICHIGAN RESIDENTIAL CODE.

INDEX OF DRAWINGS

T1 TITLE SHEET AND SITE PLAN
A1 EXISTING / DEMOLITION PLANS
A2 EXTERIOR ELEVATIONS & BLDG. SECTION
A3 FOUNDATION & FRAMING PLANS



SITE PLAN
SCALE: 1" = 10'-0"

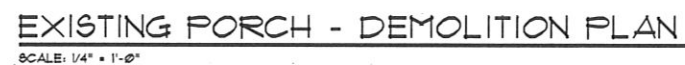
New Front Porch Addition for
Steve & Renee Cass
212 8th Street
Traverse City, Michigan 49696

Project
Cass
212 8th Street
Traverse City
G.T. County, MI

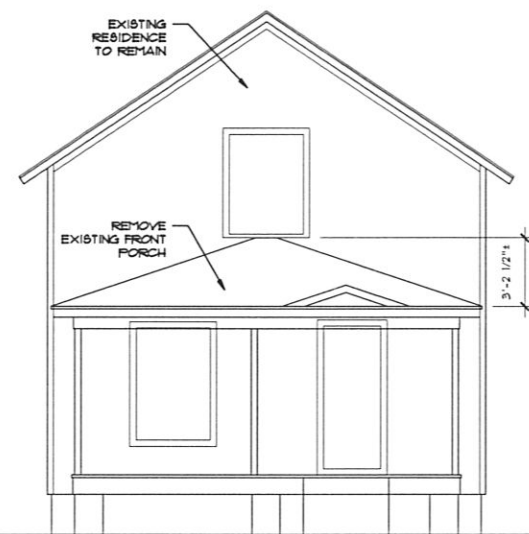
Drawn By
COVER SHEET
SITE PLAN

Drawn By
fpb
Approved By

Date Issued
10-30-14
11-03-14 PERMIT
03-26-15 REVISED
File No.

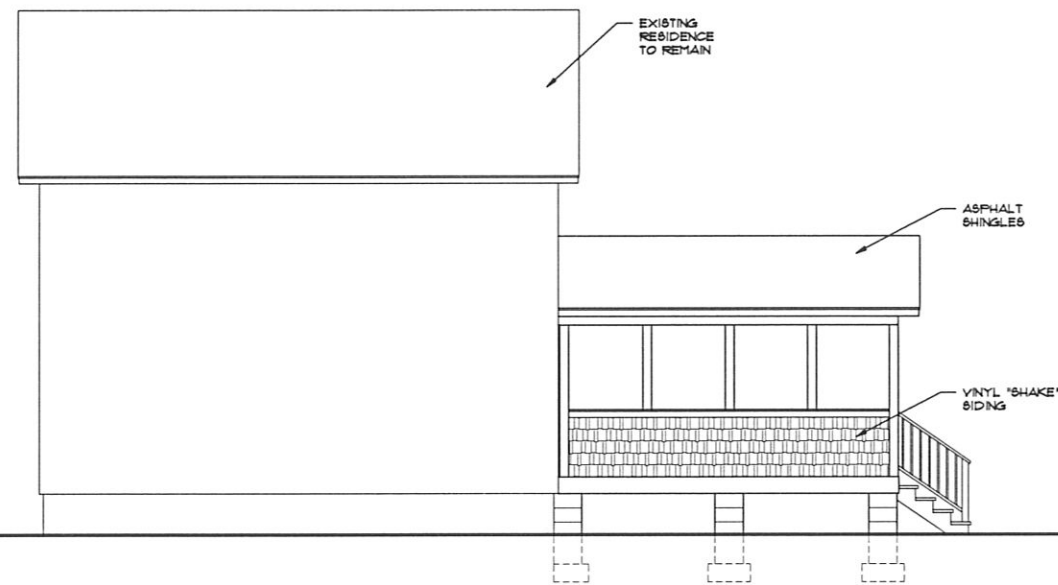


A-1



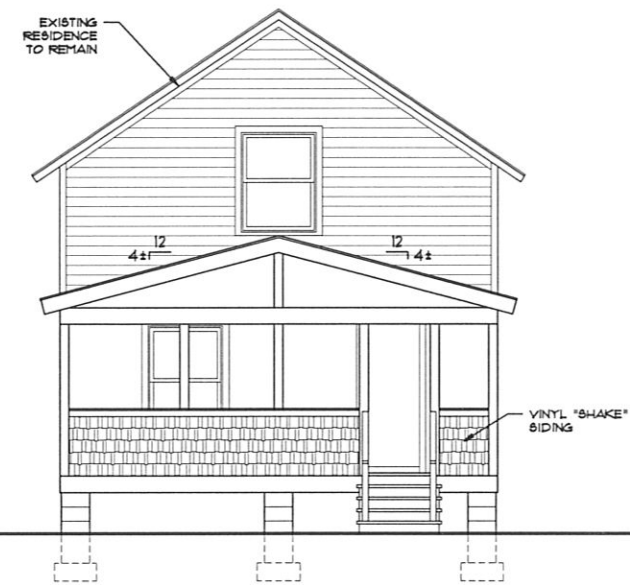
EXIST. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



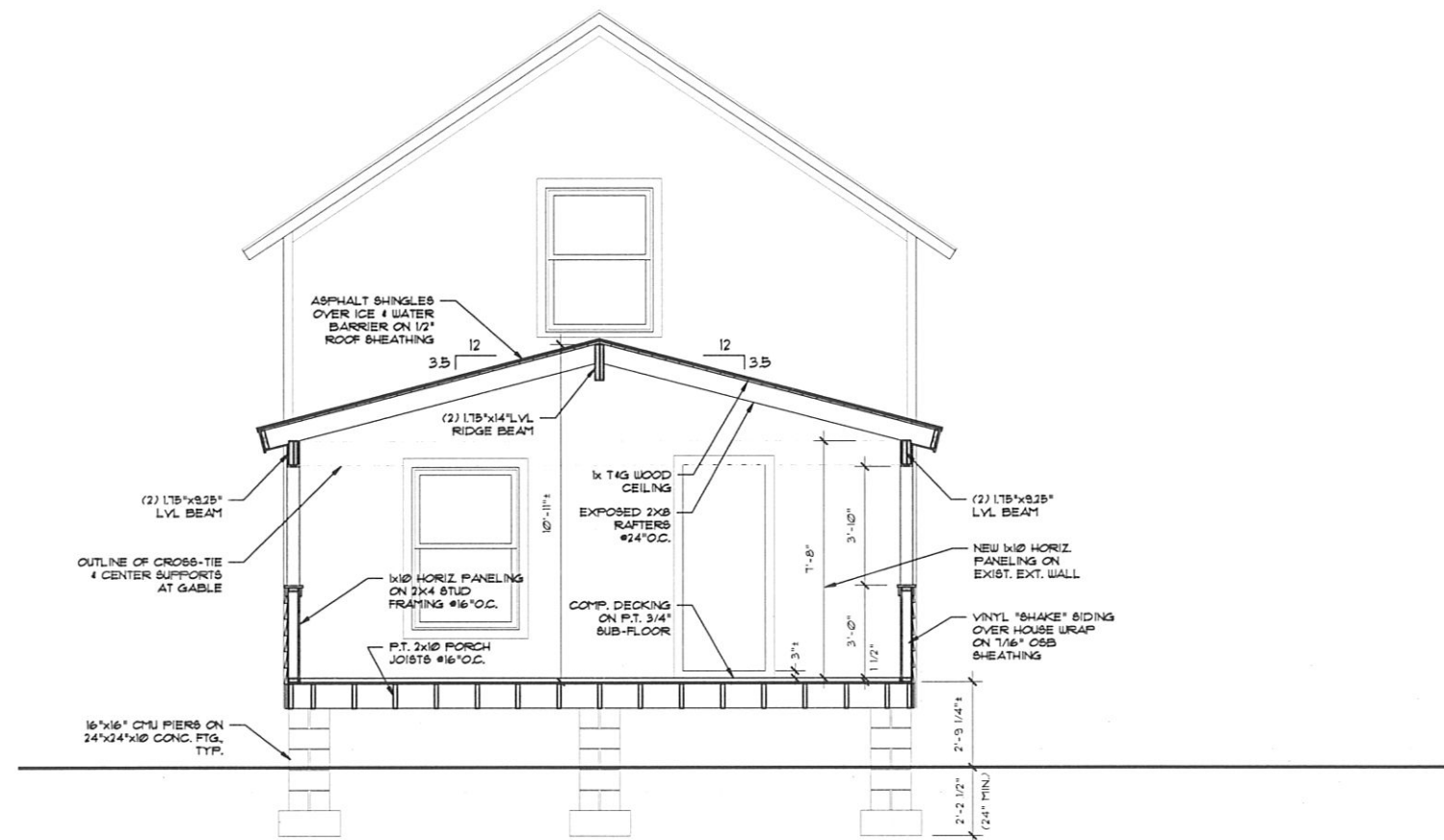
WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



PORCH SECTION

SCALE: 3/8" = 1'-0"

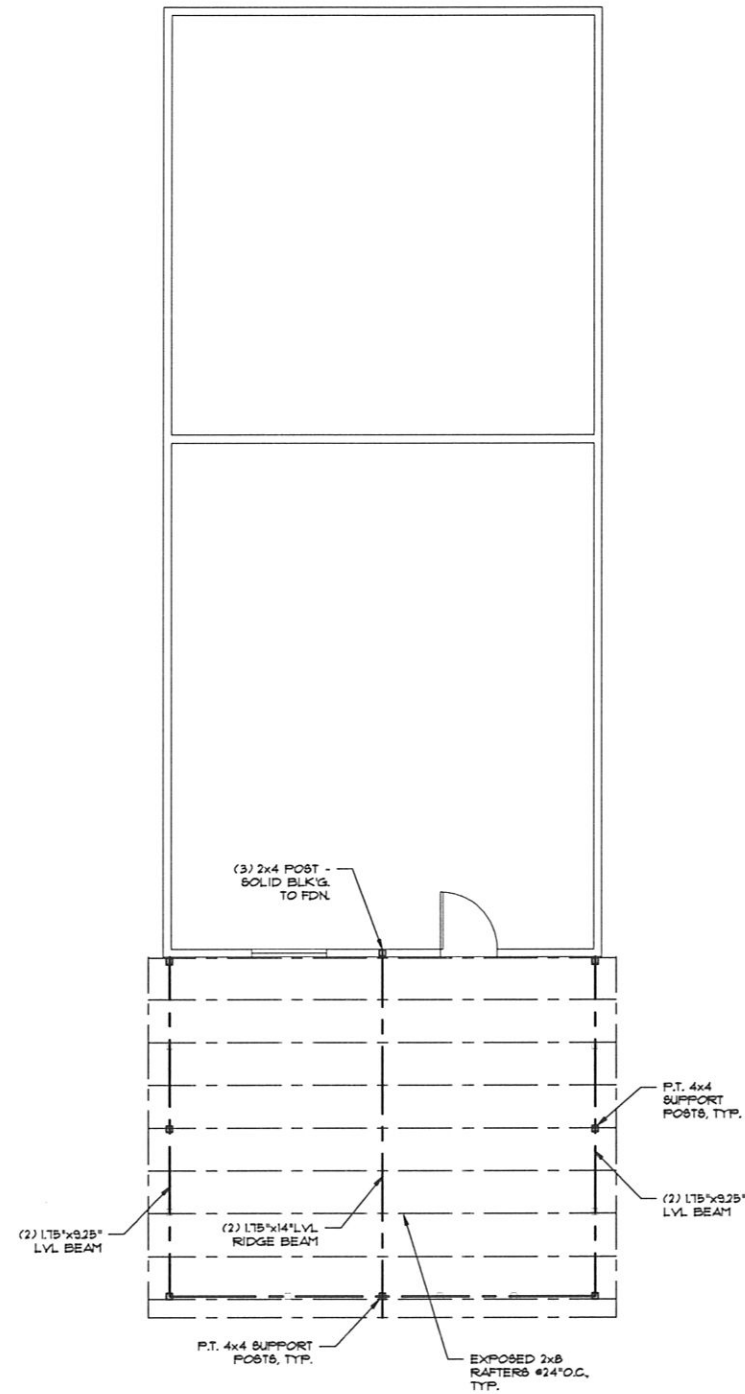
New Front Porch Addition for
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Cass
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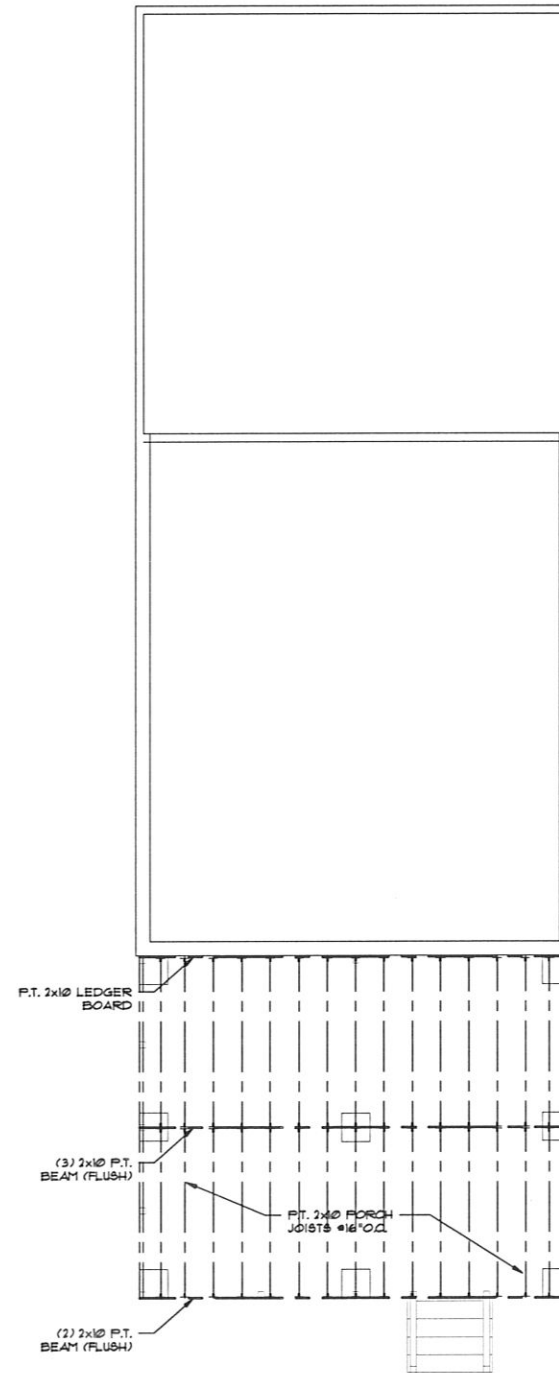
Drawn
ELEVATIONS
PORCH SECTION

Drawn By
 fpb
 Approved By

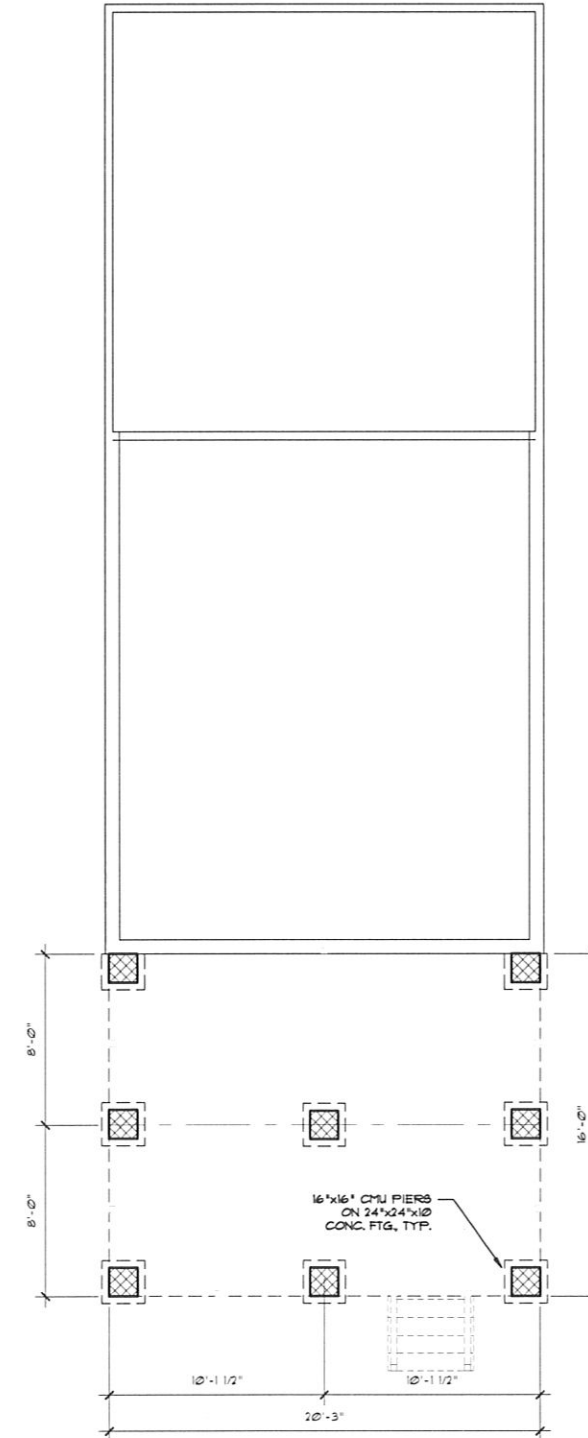
 Date Issued
 09-07-14
 10-29-14
 11-03-14 PERMIT
 03-26-15 REVISED
 File No.



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



New Front Porch Addition for
Steve & Renee Cass
212 8th Street
Traverse City, Michigan 49696

Project
Cass
212 8th Street
Traverse City
G.T. County, MI

Drawn By
**FOUNDATION
FLOOR FRAMING
ROOF FRAMING**

Drawn By
fpb
Approved By

Date Issued
09-07-14
10-29-14
11-03-14 PERMIT
03-26-15 REVISED
File No.



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 4-10-15

Property Address: 410 WADSWORTH ST

Local Historic District: CENTRAL

Existing Zoning Classification: R-2

Architectural / Design Firm: ROBERT SIEGLE

Address: 310 W. FRONT ST. T2 M1

Description of Plans: 22' X 20' DETACHED GARAGE

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

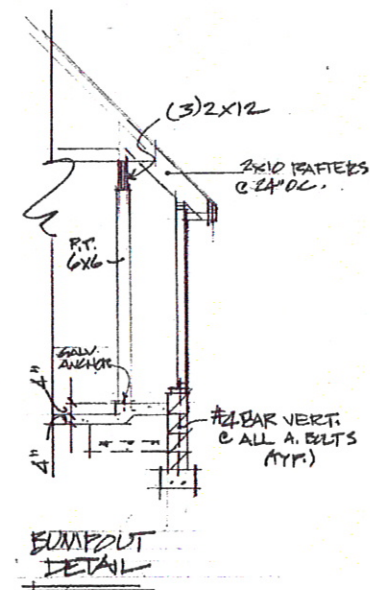
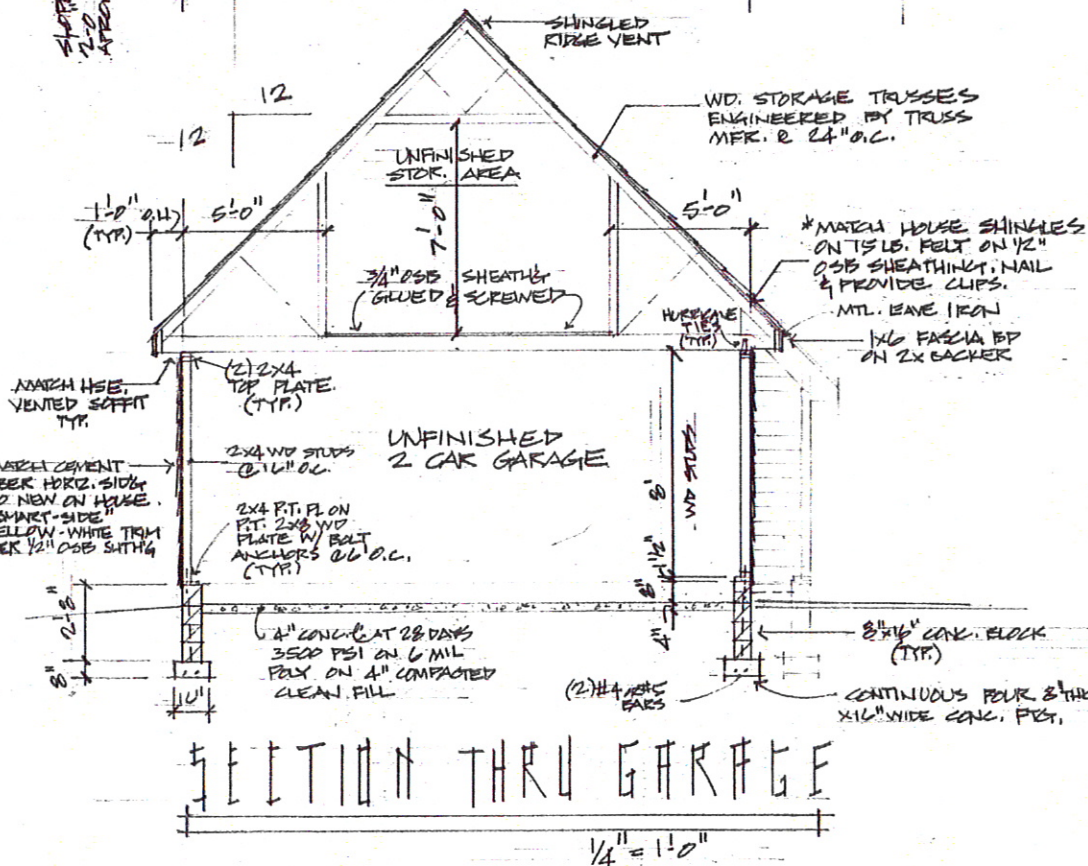
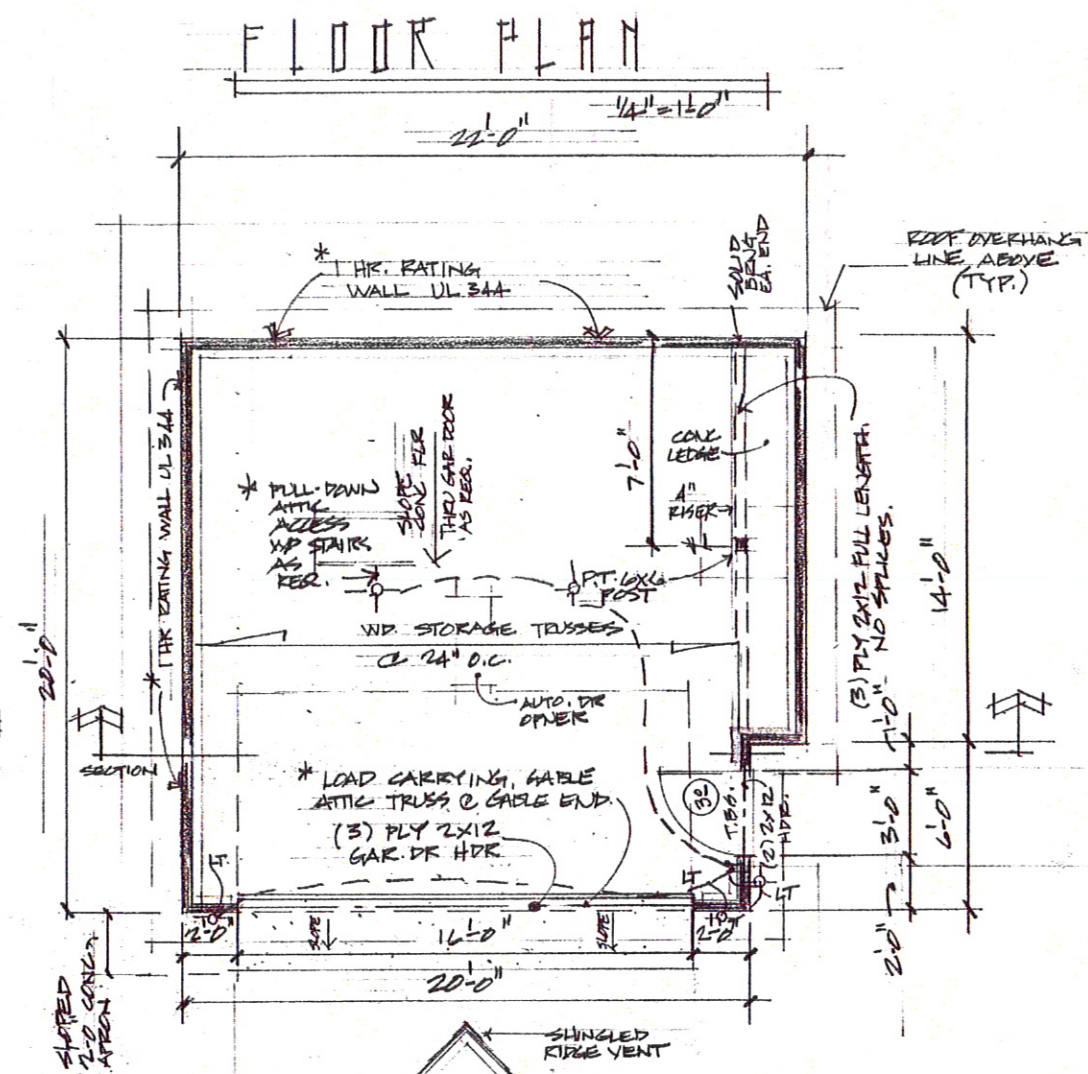
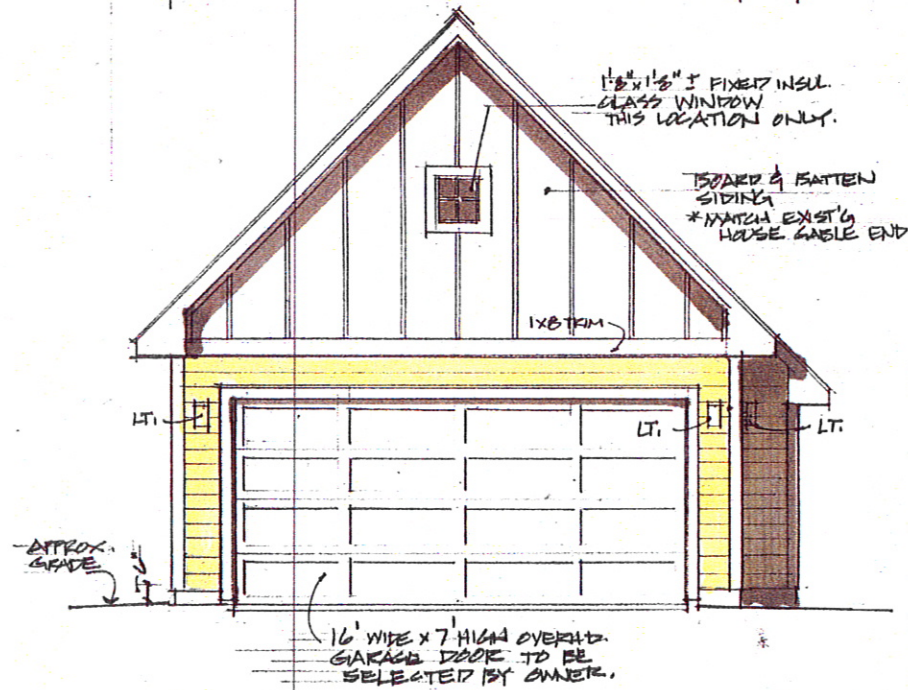
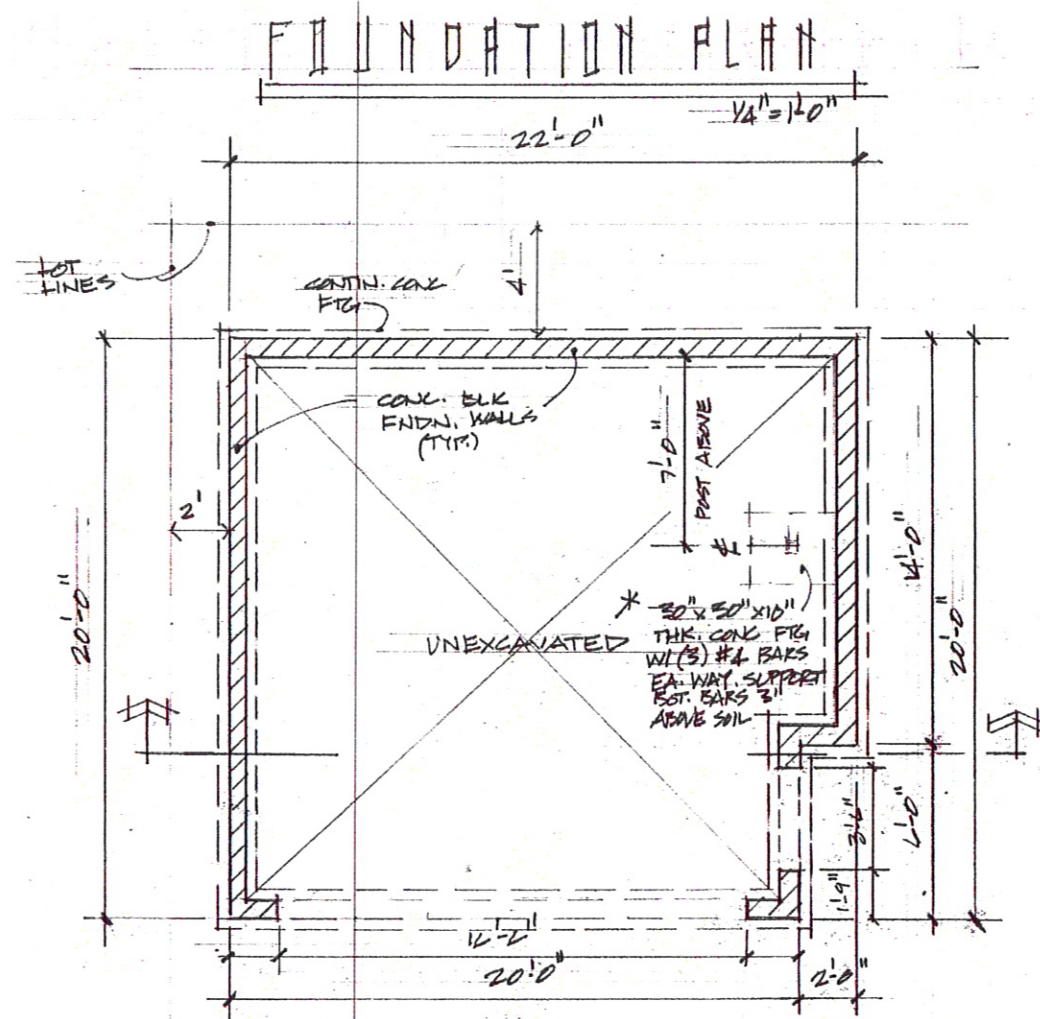
Owner Name: FRED ANDERSON Phone: 517/974-9998 Fax: _____

Address: 410 Wadsworth, Traverse City, MI

Signature of Owner: Fred Anderson

Signature of Applicant (if different): _____

Relationship of Applicant to Owner: _____



NEW 2 CAR GARAGE PLANS
FOR FRED ANDERSON

410 WADSWORTH
TRAVERSE CITY, MI

PLANS BY: ROBERT SIEGEL DESIGN - TRAVERSE CITY, MI
PRACTICAL ENGINEERS, INC. - LAKE ANN, MI

SITEPLAN

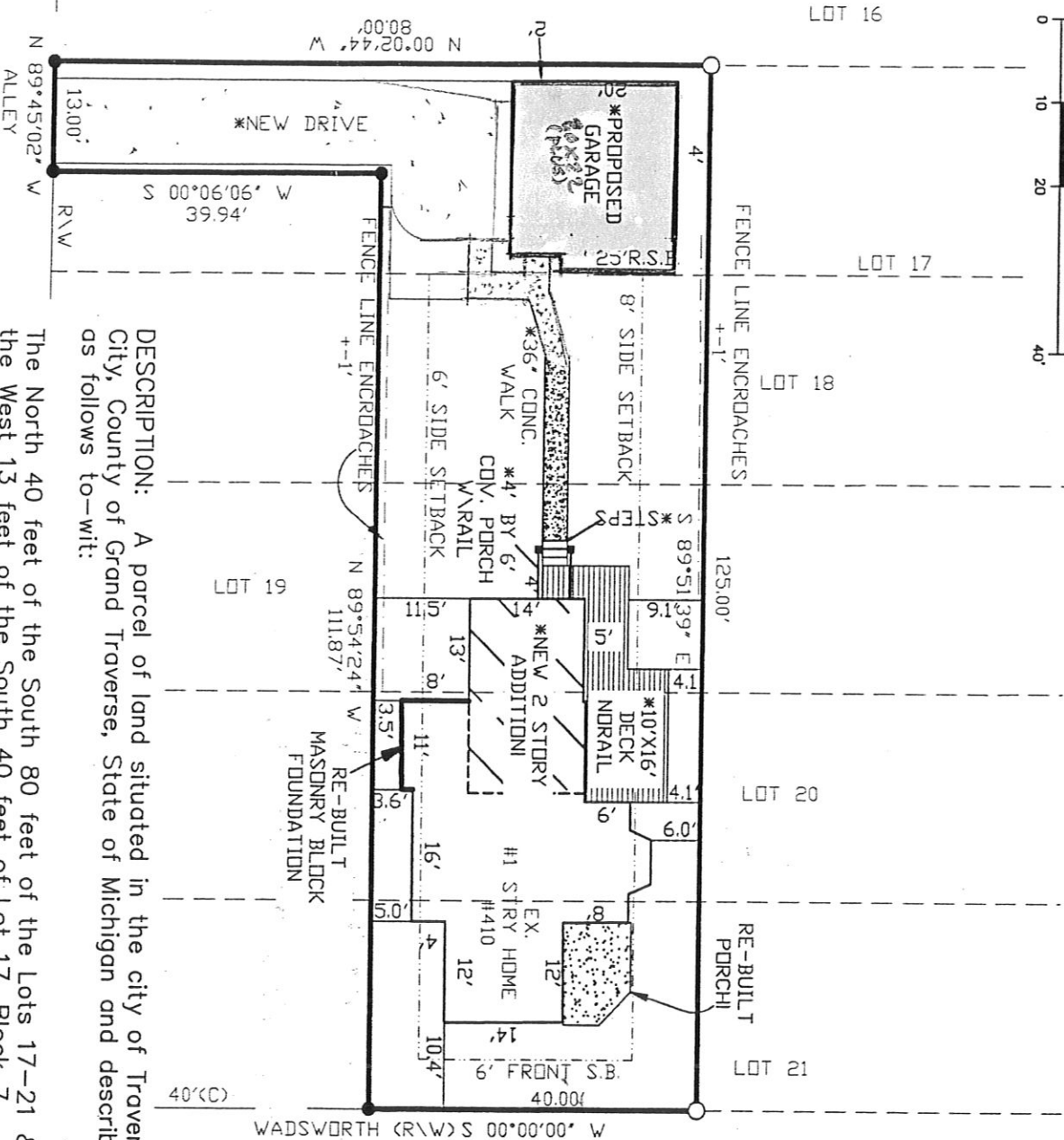
Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ◆ GOVERNMENT 1/4 CORNER
- ⊕ SECTION CORNER
- ⊙ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

Scale: 1" = 20'

SITE DATA:
PIN #51-638-073-00
410 WADSWORTH

SETBACKS
SIDE=6' & 8'
FRONT=6'
REAR=25'
*=PROPOSED 2012-2013



DESCRIPTION: A parcel of land situated in the city of Traverse City, County of Grand Traverse, State of Michigan and described as follows to-wit:

The North 40 feet of the South 80 feet of the Lots 17-21 & the West 13 feet of the South 40 feet of Lot 17, Block 7, Hannah Lay & Cos 6th addition to the city of Traverse City.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

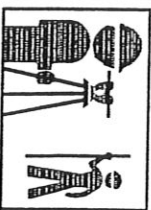
ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.

Jesse E. Mitchell
Professional Surveyor No. 54433

ERROR OF CLOSURE IS 1/5,000

BASIS OF BEARING: ASSUMED EAST ALONG THE EAST LINE

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land.



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING
108 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 • FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@bmicpllsurvey.com

CLIENT: CHRIS FIFAREK			
LOCATION: HANNAH LAY & CO'S 6TH ADD., BLOCK 6, LOT 17-21 CITY OF TRAVERSE CITY, GRAND TRAVERSE CO., MICHIGAN.			
ADDED GARAGE 11-19-13			
DRAWN BY: JEM	DATE: 11-21-12	FILE NO. 20120356	
CK. WPM	PLD. RK. 653 Pg. 51	SHEET	1 OF 1